

## **SEPA ENVIRONMENTAL CHECKLIST**



### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: HM  
Jacobson Bulkhead Repair and Home Remodel
2. Name of applicant: HM  
Steve Jacobson
3. Address and phone number of applicant and contact person:  
Applicant: Steve Jacobson 206.229.1777 19543 27<sup>th</sup> Ave NW, Shoreline, WA 98177  
Contact: Troy Hussing, Ecco Design Inc. 206.706.3937 203 N. 36<sup>th</sup> St, Ste. 201, Seattle, WA 98103 HM

4. Date checklist prepared: HM  
11/22/2019
5. Agency requesting checklist: HM  
City of Shoreline
6. Proposed timing or schedule (including phasing, if applicable): HM  
Winter 2019/2020 ~2 weeks after start for bulkhead repair phase  
Winter 2019/2020 ~9-12 months after start for home remodel
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. HM  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. HM - SEPA Checklist, SWPPP, Geotechnical Report  
None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. HM  
None known
10. List any government approvals or permits that will be needed for your proposal, if known. HM - Shoreline Exemption for bulkhead and SFR addition/remodel.  
Building Permit & Floodplain Development Permit - City of Shoreline, Hydraulic Project Approval - WDFW (spawning gravel), Letter of Permission - US Army Corps of Engineers (spawning gravel)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
Proposed repair and minor reconfiguring of existing concrete bulkhead. Repair to include addition of rebar and 6" thick Shot-crete application to approximately 61lf of existing concrete bulkhead. Reconfiguration to include extending approx. 11lf of bulkhead at North end of property at same height to match the rest of the bulkhead. The house remodel will consist of addition to and remodel of existing house within the same footprint. HM

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

HM

19543 27th Ave NW, Shoreline, WA 98177

NW 1/4, Section 2, Township 26, Range 3

See plans for legal description, site plan, and vicinity map

## B. Environmental Elements [\[HELP\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

HM - Slope  
associated with  
bulkhead

- b. What is the steepest slope on the site (approximate percent slope)?

>40% The slope is associated with an existing bulkhead. Per SMC 20.230.150(A)(11) bulkheads shall no longer be classified as Geologic Hazards.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and gravel along the shoreline, sandy/gravel loamy mixture upland

HM

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known

HM

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

HM

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

HM

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No change

HM

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

HM - Proposed development to meet City Erosion Control Requirements and implement BMP's

**2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Low level emissions from material delivery to site

HM

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

HM

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

HM

**3. Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Puget Sound

HM

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Repair of concrete bulkhead will occur at the shoreline. No active work will occur within or over the water. Work will occur between tidal changes.

HM - As specified in number 11 above, the existing SFR will be remodeled with a 2nd story addition within the same footprint.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approximately 10 cubic yards of surf smelt spawning gravel will be installed along the full length of the bulkhead from an approved upland source

HM

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

HM

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, the bulkhead repair is within the FEMA 100-year preliminary floodplain. See plans.

HM - existing home is mapped outside of floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

HM - Stormwater to comply with SMC 20.70.330 and DOE Manual.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

HM

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

HM

Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will come from upland of the bulkhead. Existing weep holes in bulkhead will remain. New section of bulkhead will have weep holes built-in. Water will continue to drain into Puget Sound. The proposed addition to the house will maintain the same footprint. New gutters will tie into existing downspouts and tightline system that drain into Puget Sound.

HM

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

HM - Stormwater to comply with SMC 20.70.330 and DOE Manual.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

HM

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None

HM - Stormwater to comply with SMC 20.70.330 and DOE Manual and maximum hardscape not to exceed existing.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other  
☐ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

HM

b. What kind and amount of vegetation will be removed or altered?  
None

HM

c. List threatened and endangered species known to be on or near the site.  
None Known

HM

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
None

HM

e. List all noxious weeds and invasive species known to be on or near the site.  
None Known

HM

## 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.  
Examples include:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

HM

b. List any threatened and endangered species known to be on or near the site.  
Oncorhynchus tshawytscha (Chinook Salmon), Salvelinus confluentus (Bull Trout),  
Oncorhynchus mykiss (Steelhead), Oncorhynchus kisutch (Coho Salmon).

HM

c. Is the site part of a migration route? If so, explain.  
Yes, salmon migrate through the Puget Sound

HM

d. Proposed measures to preserve or enhance wildlife, if any:

HM - WDFW has advised to install 10 cubic yards of Surf Smelt spawning gravel along the full perimeter of the bulkhead. This application for the spawning gravel installation has been submitted to the Army Corps for their review.



None

- e. List any invasive animal species known to be on or near the site.

None Known

HM

## 6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

No change

HM

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

HM

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Refer to energy calcs per Architect's Building Permit Plans.

HM

## 7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

As with any construction, accidental fuel or oil spill from construction equipment is possible. Proposed development to implement BMP's.

- 1) Describe any known or possible contamination at the site from present or past uses.

None Known

HM

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

HM

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

Typically diesel and gasoline for construction equipment will be on site. Proposed development to implement BMP's.

- 4) Describe special emergency services that might be required.

None

HM

- 5) Proposed measures to reduce or control environmental health hazards, if any:

HM - BMP's to be in place.

None

b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Moderate levels of noise from Shot-Crete pumping and other hand/power tools typically used in construction will be used during work hours per City of Shoreline requirements.

- 3) Proposed measures to reduce or control noise impacts, if any:

Work will be done during work hours per City of Shoreline requirements.

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

HM

Single family residences. No effect on nearby or adjacent property land uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

HM

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

HM

No

- c. Describe any structures on the site.

HM

Single family residence, carport, deck, concrete bulkhead

- d. Will any structures be demolished? If so, what?

Part of the first floor of the home will be demolished only to the extent to prepare for the second floor addition.

HM

- e. What is the current zoning classification of the site?

HM

R6



f. What is the current comprehensive plan designation of the site?

HM

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

HM

Waterfront Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, "Steep Slopes" and within the floodplain

HM - Existing house is located outside of floodplain.

i. Approximately how many people would reside or work in the completed project?

HM

2

j. Approximately how many people would the completed project displace?

HM

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

HM

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

HM

No change

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

HM

Not applicable

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

HM - no change to number of units.

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

HM

Not applicable

c. Proposed measures to reduce or control housing impacts, if any:

HM

Not applicable

## 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Home addition – Total proposed height to be 35', siding materials per code and specifics to be determined.

HM - Height to comply with SMC height regulations.

- b. What views in the immediate vicinity would be altered or obstructed?

View for the neighbors to the east will be altered by the ~10-12' second floor addition. Height consistent with code and no covenant restrictions per architect. See architect's drawings for details.

HM

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable

HM

### 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

HM

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

HM

- c. What existing off-site sources of light or glare may affect your proposal?

None

HM

- d. Proposed measures to reduce or control light and glare impacts, if any:

None

HM

### 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Fishing and boating

HM

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

HM

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

HM

### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known

HM

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. HM

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

HM - no new ground disturbance is proposed.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. HM

None

#### **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. HM

27<sup>th</sup> Ave. NW. See plans

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? HM

Yes, nearest transit stop is ~0.2 miles away

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

HM - Parking shall be compliant with SMC 20.50.390

None

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). HM

None

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. HM

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of

the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

HM - no change  
from existing trips

None

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

HM

None

- h. Proposed measures to reduce or control transportation impacts, if any:

HM

None

### 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

HM

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

HM

None

### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

HM

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.


HM

None

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee

STEVE JACOBSON.

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

#### ***D. Supplemental sheet for nonproject actions*** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

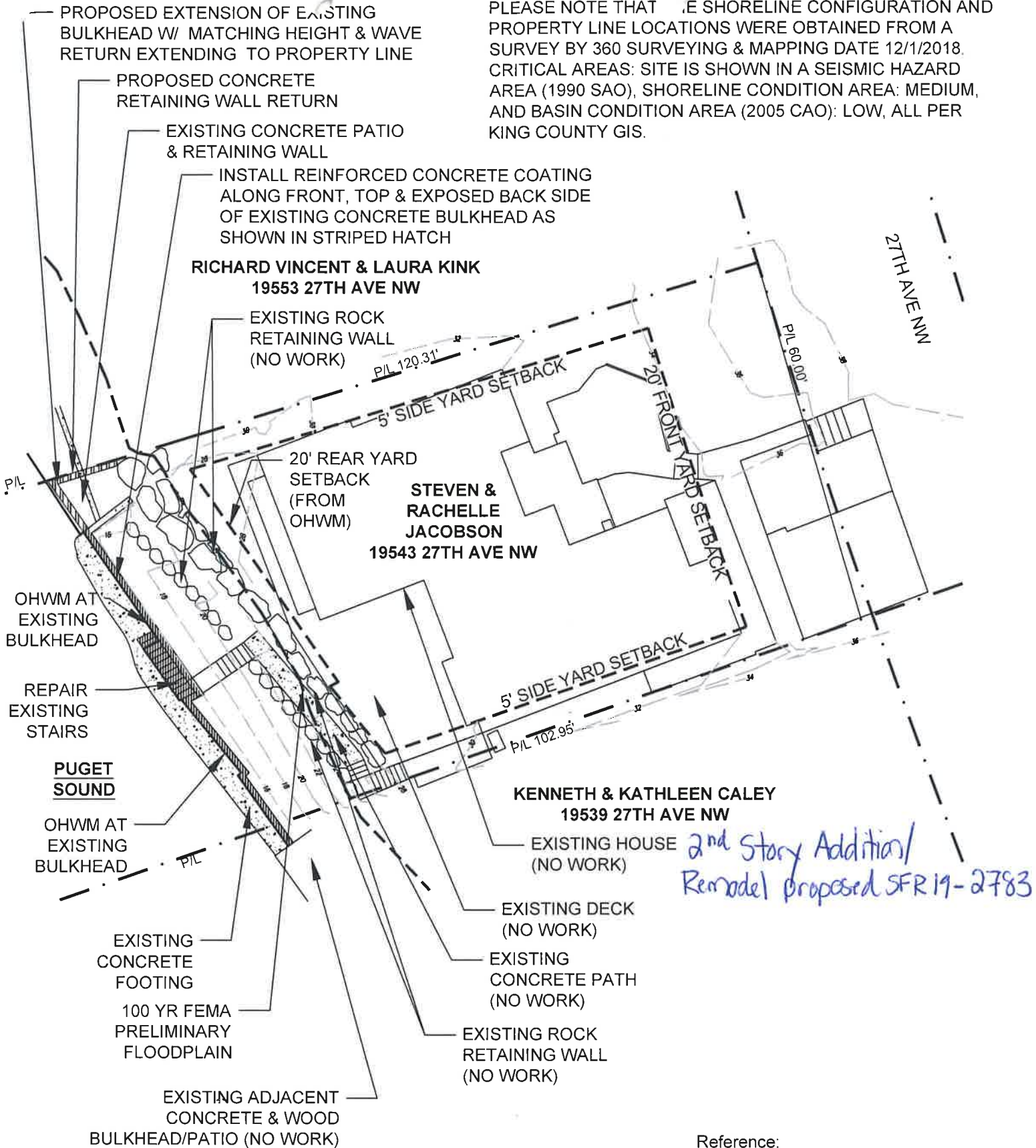
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS WERE OBTAINED FROM A SURVEY BY 360 SURVEYING & MAPPING DATE 12/1/2018. CRITICAL AREAS: SITE IS SHOWN IN A SEISMIC HAZARD AREA (1990 SAO), SHORELINE CONDITION AREA: MEDIUM, AND BASIN CONDITION AREA (2005 CAO): LOW, ALL PER KING COUNTY GIS.



*2nd Story Addition/  
Remodel proposed SFR 19-2783*

**Bulkhead**  
**SITE PLAN**  
SCALE: 1"=20'  
*MSC 19-2894*



Reference:  
Applicant: Steven & Rachelle Jacobson  
Proposed: Repair Concrete Bulkhead  
Location: Shoreline, WA

Sheet 2 of 5

Date: November 27, 2019

192894



FLOOD ZONE AREA-  
WEST OF ROCKERY

PUGET SOUND

ORDINARY HIGH WATER  
MARK- ELEV 10.91'

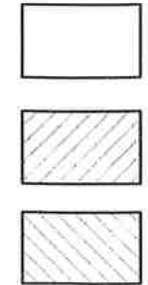
GEOLOGIC HAZARD AREAS-  
DETERMINATION FROM THE RILEY GROUP,  
INC. GEOTECHNICAL REPORT.  
THE SLOPE IN THE WESTERN PORTION OF  
THE SITE MEETS THE CRITERIA FOR A  
VERY HIGH RISK LANDSLIDE HAZARD  
AREA; HOWEVER, THIS AREA HAS BEEN  
PREVIOUSLY MODIFIED WITH THE  
INSTALLATION OF THE EXISTING BULKHEAD  
AND ROCKERY.

SFR Addition/Remodel  
Site Plan  
SFR19-2783

AVERAGE GRADE CALCULATIONS:  
PI 32.0

TPN: 7278100360  
ADDRESS:  
19543 27TH AVE NW  
SHORELINE WA  
±6,921 SQ. FEET  
±0.1589 ACRES

LOT 15



DWELLING  
EXISTING TO REMAIN  
FIRST FLOOR ADDITION  
SECOND FLOOR ADDITION

REBAR & CAP  
0.2' OFF LINE  
"CHENOWETH 9567"  
0.3 SW OF CALC.  
CORNER

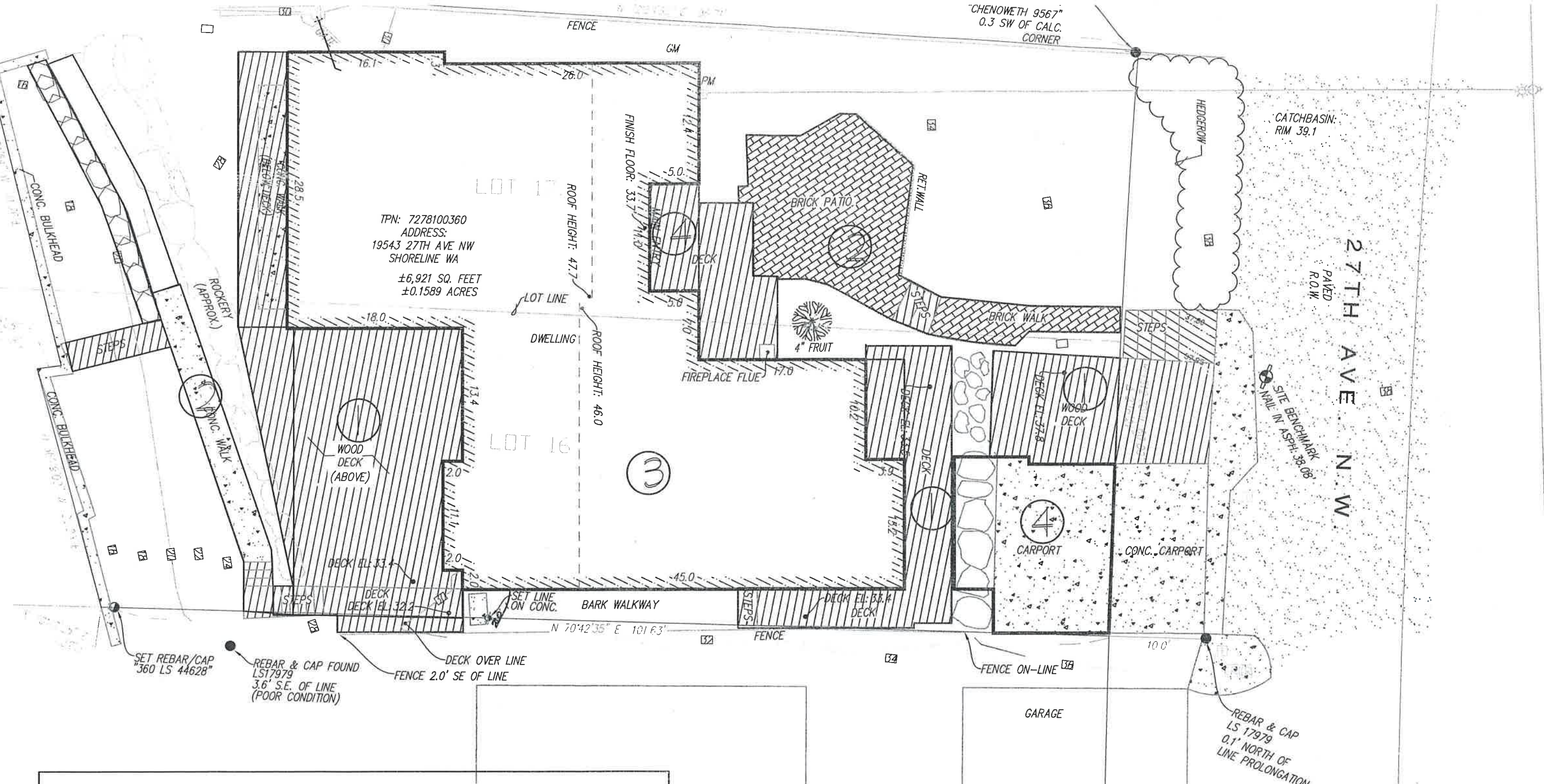
CATCHBASIN:  
RIM 39.1

27TH AVE N.W.

RIGHT-OF-WAY



67' WATER FRONTAGE  
(APPROXIMATE)  
NOT SURVEYED



EXIST BLDG COVER

DECK WP -	660 SF
HOUSE-	2226 SF
COVER DECK-	39 SF
COVERED PORCH	55 SF
CARPORT-	265 SF(ON SITE)
TOTAL-	3245 SF

LOT 15 DWELLING

HARDSCAPE

1. DECK	1122 SF
2. WALK	552 SF
3. HOUSE-ROOF	2226 SF
4. COVERED PORCH-	55 SF
5. COVERED DECK	39 SF
6. CARPORT-	265 SF(ON SITE)
TOTAL-	4259 SF

EXISTING CONDITION